

118.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

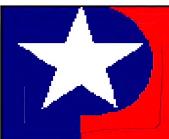
644,600 / 644,600

USE VALUE:

644,600 / 644,600

ASSESSED:

644,600 / 644,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		THOMAS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GUELLEC KATELL	
Owner 2: MCCULLOUGH ROBERT S	
Owner 3:	

Street 1: 4 THOMAS STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: GUELLEC KATELL -	
Owner 2: -	

Street 1: 4 THOMAS STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1287 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3710.000	272,700		371,900	644,600		76116
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18

PREVIOUS ASSESSMENT								Parcel ID	118.0-0003-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,700	0	3,710.	371,900	644,600		Year end	12/23/2021
2021	101	FV	264,600	0	3,710.	371,900	636,500		Year End Roll	12/10/2020
2020	101	FV	264,800	0	3,710.	371,900	636,700	636,700	Year End Roll	12/18/2019
2019	101	FV	216,600	0	3,710.	366,600	583,200	583,200	Year End Roll	1/3/2019
2018	101	FV	216,600	0	3,710.	281,600	498,200	498,200	Year End Roll	12/20/2017
2017	101	FV	216,600	0	3,710.	265,700	482,300	482,300	Year End Roll	1/3/2017
2016	101	FV	216,600	0	3,710.	244,400	461,000	461,000	Year End	1/4/2016
2015	101	FV	211,200	0	3,710.	228,500	439,700	439,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUELLEC KATELL,	77867-106	1	5/26/2021	Convenience		1	No	No	
NAGANO JUNKO,	54867-335		6/22/2010		400,000	No	No		
GILLIS KEVI/ETA	23594-282		8/30/1993		168,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/18/2019	904	Redo Bas	40,000	O					12/1/2018	MEAS&NOTICE	HS	Hanne S
2/22/2017	167	Solar Pa	2,000	C					4/7/2009	Measured	372	PATRIOT
6/11/2003	442	Wood Dec	5,100						4/22/2000	Inspected	276	PATRIOT
12/1/2000	925	Redo Kit	16,000	C					2/15/2000	Measured	264	PATRIOT
9/21/1995	554	Manual	3,000					REPAIR PORCH/GARAG	9/4/1993		MF	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3710	Sq. Ft.	Site			0	70.	1.43	6									371,911						371,900	

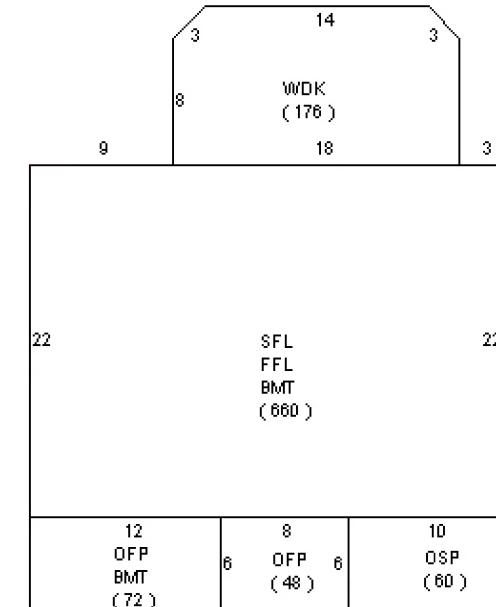
EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	Yes
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6 %